

Willis Kelly House  
4735 Guernsey Street  
Bellaire  
Belmont County  
Ohio

HABS No. OH-2322

HABS  
OHIO,  
7-BEL,  
6-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MID-ATLANTIC REGION, NATIONAL PARK SERVICE  
DEPARTMENT OF THE INTERIOR  
PHILADELPHIA, PENNSYLVANIA 19106

HABS  
OHIO,  
7-BEL,  
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HISTORIC AMERICAN BUILDING SURVEY

Willis Kelly House

HABS No. OH-2322

Location: 4735 Guernsey Street, Bellaire,  
Belmont County, Ohio.

Present Owner: State of Ohio  
Department of Transportation  
25 S. Front Street  
Columbus, Ohio 43215

Present Occupant: None

Present Use: Vacant. Structure will be  
demolished.

Significance: The house is located in The  
Guernsey Street Historic Grouping,  
an architecturally significant  
residential area in the City of  
Bellaire. The historic grouping  
generally represents the finest  
examples of Italianate styles in  
Bellaire. In addition a number of  
the residents of the area were the  
business and industrial leaders in  
the community in the late 19th and  
early 20th centuries. The Kelly  
House is the oldest and one of the  
best architectural examples of  
Italianate in The Guernsey Street  
Historic Grouping.

PART 1: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection. 1876 date stone on the building.
2. Architect: Not known.
3. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure stands. References to the Chain of Title to the land upon which the structure stands are in the Office of the Recorder of Deeds, Belmont County Court House, St. Clairsville, Ohio.

1878: Deed, January 5, 1878, recorded May 5,  
1878, in Volume 69, Page 419  
Thomas A. Cummins executor of last will and  
testament of James Cummins  
To  
Ella Hepburn

1896: Deed, October 13, 1896, recorded October  
14, 1896, in Volume 114, pages 422-423.  
W. N. Darby, Sheriff  
To  
Patrick J. Donahue

1903: Deed, May 1, 1903, recorded May 4, 1903,  
in Volume 144, page 175.  
Patrick J. Donahue  
To  
Alice B. Anderson

1919: Transfer, May 8, 1919, recorded May 9, 1919,  
in Volume 220, Page 156.  
Alice B. Anderson (deceased)  
To  
James F. Anderson

1935: Transfer, February 5, 1935, recorded  
February 7, 1935, in Volume 297, Page 140  
James F. Anderson (deceased)  
To  
John N. Anderson

1935: Deed, February 9, 1935, recorded  
February 15, 1935, in Volume 297, page 206  
John N. Anderson  
To  
Walter M. Johnson and Ora R. Johnson

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- 1941: Deed, December 16, 1941, recorded  
December 17, 1941, in Volume 332, page 529.  
Walter M. Johnson and wife Ora R. Johnson  
To  
Benjamin B. Mallory and wife Adelaide S.  
Mallory
- 1954: Deed, August 12, 1954, recorded August 16,  
1954, in Volume 422, page 20,  
Benjamin B. Mallory  
To  
Wife Adelaide Shockey Mallory
- 1966: Certificate transfer, December 19, 1966, recorded  
December 20, 1966, in Volume 494, page 490  
Estate of Adelaide S. Mallory  
To  
Clara L. Kelly (aka Kelley)
- 1982: Deed, May 5, 1982, recorded May 13, 1982,  
in Volume 606, Page 265  
Reserves Life Estate  
Clara Kelly (aka (Kelley)  
To  
Willis Kelly  
John M. Kelly  
Francis Kelly  
Robert L. Kelly  
Mary A. Kelly Brown  
Ivy A. Greiner  
Clara L. Hudson
- 1988: Deed, 1988, recorded  
1988, in Volume , page .  
Willis Kelly  
John M. Kelly  
Francis Kelly  
Robert L. Kelly  
Mary A. Kelly Brown  
Ivy A. Greiner  
Clara L. Hudson  
To  
State of Ohio

4. Builder, contractor:

- a. Builder: Not known
- b. Contractor: Not known

5. Original plans and construction: Original plans not available. Based on visual inspection of basement, foundation and exterior brick wall original house was two story one room deep (21 feet x 41 feet). Original cost not available.
6. Alterations and additions: Based on physical evidence there were two additions to the original house. A two story brick addition (15 feet x 24 feet) behind the original house appears to have been built late 19th c. A second two story brick addition (10 feet x 24 feet) was added to the back of the house c. 1920s. A front porch c. 1910 and the front door north of the main entry and the windows north of the main entry on the first level were added and/or altered at the time the porch was built. A projecting bay on the south side with wood siding is an early 20th century addition. From the exterior the arched windows appear to have been replaced. However, when standard size storm windows were installed wood inserts were placed in arches giving appearance of more extensive alteration. Interior arched windows and frames are still intact.

B. Historic Context:

The house was built by James Cummins. Thomas Cummins, executor for James' estate sold the house to Ella Hepburn in 1878 for \$1600 (Deed Book Vol. 69, page 419). In the deed it was described as part of the home farm (ibid). The Cummins farm was subdivided into city lots in the 1870s and 1880s. The house was included in the subdivision referred to as Cummins Fourth Addition which was platted into city lots in 1880 (Plat Book No. 2, page 57). Many local business and industrial leaders of the mid 19th to early 20th century lived in this section.

In 1896, as a result of a court judgment against Ella Hamilton and S. J. Hamilton, the house was sold at sheriff's sale to Patrick J. Donahue. Donahue sold the house to Alice B. Anderson in 1903. The house remained in the Anderson family for the next 32 years. From 1919 to 1935 it was owned by James F. Anderson, a lawyer who owned a local newspaper. He was also an incorporator and director of The Imperial Glass Co., one of the largest local employers, and an incorporator and President of The Belmont Savings and Loan Co. From a visual inspection it would appear that most of the alterations to the house were made during the time the Anderson family owned the house.

In 1941 Benjamin Mallory and his wife Adelaide purchased the house. After his death Adelaide hired Clara Kelly as a housekeeper and companion and the house was divided into two apartments. Mrs. Kelly inherited the house and lived there until her death in 1982. Her heirs were unable to rent the apartments and house has remained vacant.

## PART II: ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: Built in an area of large, quality constructed houses in what was once an elite neighborhood in Bellaire. The house is the oldest on the street and is an excellent example of Italianate architecture featuring masonry walls, a central tower with stone quoins, and arched windows with rounded hood molds.
2. Condition of fabric: The exterior brick masonry is in good condition. The stone and concrete block foundation, stone window sills and arches are in good condition. The wood soffits and fascia and wood box gutters are in fair condition. Composition shingle roof in good condition. Roof over front porch deteriorated.

### B. Description of Exterior:

1. Overall dimensions: The two story brick house has a full basement and an attic over the rear addition. The house has an irregular plan shape and is 41 feet across and 46 feet deep and features a central projecting tower. The tower has stone quoins and twin narrow round-arched windows headed by a rounded stone hood-molding and a circular date stone. The tower is topped by a bracketed projecting cornice and gablet on each of its three elevations. To the left of the tower (front facade-south of tower) is a three-sided two-story projecting bay window with detailing identical to the central tower. The main entry on the first level is in the central tower. Six bays across the front and a stone belt course on front facade.
2. Foundations: Smooth ashlar sandstone with cut stone water table under original house and first addition. Concrete and cut stone water table under later additions. Foundation 18 inches thick.

3. Walls: Quoins on corners of building and between triple windows in projecting bay on front facade. Running bond red brick with stone belt course on front facade. Exterior walls 13 1/2 inches thick.
4. Structural system, framing: Exterior walls and major partition walls are brick, load-bearing. Floor joists are full 17 inches on center.
5. Porches: Front entrance porch build c. 1910 is 41 feet by 9 feet with a concrete floor and steps. Posts are red brick. Roof over north half of porch. Roof features pedimented gable over entry. Roof collapsing. Side porch L-shaped- screened-wood posts - many screens removed and/or damaged. Wood floor - 3 3/8 inches wide.
6. Chimneys: Brick, three. Gable ends north and south and rear gable.
7. Openings:
  - a. Doorway and doors: Main doorway on first level central tower. Doorway has fanlight, quoins and hood mold. Front door with lights not original. North of main entry front doorway with transom. Door and screen door not original. Side doorway to screen porch with transom. Door original with porcelain door knob. Rear side doorway to screen porch with transom, stone lintel. Door not original.
  - b. Windows and shutters: Windows in front two story bay and upstairs in front and two on north side are arched with decorative hood molds. Paired windows with decorative hood mold in tower section in center. Two attic windows in back are arched. South side, rear and back portion of north side have plain stone lintels. Two windows in front downstairs- north side- appear to have been later addition. All are one over one lights-double-hung. No shutters.
8. Roof:
  - a. Shape, covering: Multi-gabled, composition shingle roof applied in 1983.
  - b. Cornice, eaves: Pediment over north and south facade at cornices. Projected eaves supported by wood brackets. Wood soffits and box gutters in good condition.

- c. Dormers, cupolas, towers: No dormers, cupolas. Central projecting tower has stone quoins and twin narrow arched windows headed by a hood molding and a circular date stone. The tower is topped by a bracketed projecting cornice and gablet on each of its three elevations.

C. Description of Interior:

1. Floor plans: Dwelling contains a total of ten rooms, five on each floor, two baths, one on each floor, and 3,640 square feet of living area.
2. Stairways:
  - a. Front stairway in entrance hall - carved newel at bottom and smaller newel at top. Carved balusters, 5 inch railing-carved wood decoration applied to string - painted - based on appearance wood probably walnut.
  - b. Back stairway - from side door leading to back room upstairs. Carved balusters - 3 3/4 inch railing - stained dark color - wood appears to be walnut.
  - c. Two sets of stairs to basement under front and back stairway and back set of stairs to attic over rear addition.
3. Flooring:
  - a. First floor - Kitchen and bathroom have poor roll linoleum flooring. Narrow oak flooring, varnished - in entrance hall and all other downstairs rooms.
  - b. Second floor - Bathroom has worn roll linoleum, back room used as kitchen has wider hardwood floors with dark stain - rest of upstairs has narrow oak floor, varnished.
4. Wall and ceiling finish:
  - a. Downstairs - Ceilings in two front rooms have celotex tile. All other ceilings and walls are plaster - all painted and in fair condition - painted wood cornices.
  - b. Upstairs - Painted plaster walls and ceilings - fair condition - painted wood cornices.



5. Openings:

a. Doorway and doors:

- 1) Downstairs - Doorway from hall to front room - 7 1/2 inch wood molding around doorway - three horizontal paneled door painted - hardware removed. All doors paneled - three have arched paneled inserts - two of these are painted - one is stained. All other doors are painted. Doorway into dining room arched - 8 inch molding - doorway 12 1/4 inches wide - was probably rear exterior doorway in original section of house.
- 2) Upstairs - Doorway from hall to front hall tower room (closet) 8 1/2 inch molding - transom - painted - all doorways from hallway have transoms - all doors are paneled - all are painted.

b. Windows:

- 1) Downstairs - three bay - arched windows - front - 7 inch molding around windows - painted. Wood panels under every arched window. Metal sash locks and sash lifts appear to be original.
  - 2) Upstairs - three bay - arched windows - front - 7 inch molding around windows - painted. Wood panels under every arched window.
6. Decorative features and trim: Wood corner guards in front room arch at bay windows. Plaster heads on either side of archway to bay window.
7. Hardware: All interior doorknobs and hardware removed except for side door to screened porch - has original porcelain doorknobs.
8. Mechanical equipment:
- a. Heating, air conditioning, ventilation: Original heat system, fireplaces in each room in original section and first addition, 6 fireplaces. Converted on first floor to cast iron registers for newer gas boiler in basement. Second floor had gas space heaters.

- b. Lighting: No original light fixtures. Older (early 20th century) metal ceiling fixtures for electric lights.
  - c. Plumbing: No original fixtures. Both bathrooms had commode, lavatory, and tubs - end tub downstairs - corner tub in upstairs.
9. Original furnishings: Vacant - no furniture, no draperies, no carpets.

D. Site:

1. General setting and orientation: Structure faces east, excellent view of Ohio River as there are no houses on east side of Guernsey Street. Level vacant area across the street with a sheer drop off to the railroad below which cannot be seen. Two large trees in front - 2 1/2 foot stone wall with concrete face - wall was originally base for wrought iron fence. Site is made up of two lots having a total combined frontage and width on Guernsey Street of 80.16 feet and depths of 140.04 feet and 145.02 feet and a rear width at the rear alley of 80 feet. The combined gross area is 11,402 square feet. The site is entirely level, slightly above the grade of Guernsey Street, no vehicular access and is level and at grade with a rear paved alley where a two car garage is located.
2. Historic landscape design: House has been vacant for several years and yard has not been maintained. Neighbor remembers years ago when there were flowers and bushes.
3. Outbuildings:
  - a. Two story brick - no basement - concrete footer - wood floor joists set on concrete - plain brick wall, stone sills and lentils, fair wood gutters and fair composition shingle gable roof. Front faces rear of main dwelling. Four rooms and bath and 704 square feet of living area. Plaster walls and concrete floors downstairs. One upstairs room has tongue and groove pine flooring.
  - b. Garage - right rear corner of lot, two car - concrete block at alley edge. 30 to 40 years old, in fair condition. Concrete floor - concrete block walls, open wood roof joists, composition shingle hip roof, aluminum gutters, fair wood overhead doors.

PART III: SOURCES OF INFORMATION

- A. Architectural drawings: Original drawings unavailable.
- B. Historic views: Unavailable.
- C. Interviews:
  - 1. Willis Kelly  
October 20, 1987 at 4735 Guernsey  
Owner at time of interview
  - 2. Mrs. George Predragovich  
August 1, 1988 at 4735 Guernsey  
Neighbor to the north (4755 Guernsey)
- D. Bibliography:
  - 1. Primary and unpublished sources:
    - a. Deed Books  
  
Office of the Recorder of Deeds, Belmont County,  
Court House, St. Clairsville, Ohio. vol. 69 p.  
419; vol. 114 p. 422-423; vol. 144 p. 175;  
vol. 220 p. 156; vol 297 p. 140; vol. 297 p.  
206; vol. 332 p. 529; vol. 422 p. 20; vol. 494  
p. 490; vol. 606 p. 265
    - b. Plat Book  
  
Office of the Recorder of Deeds, Belmont County  
Court House, St. Clairsville, Ohio. Plat Book  
No. 2.
    - c. Appraisal Report  
  
State of Ohio, Department of Transportation, Title  
Report for Parcel 552-BEL 7-16.66. Includes  
description of property prepared by appraiser in  
1988 (typewritten). Office of Right of Way, 25  
S, Front, Department of Transportation,  
Columbus, Ohio.

d. Ohio Historic Inventory Forms

State Historic Preservation Office, Ohio Historic Center, 1985 Velma Ave., Columbus, Ohio 43211. Ohio Historic Inventory Form PH3-18 for 4735 Guernsey Street. Prepared by G. R. Heil, Bel-O-Mar.

State Historic Preservation Office, Ohio Historical Center, 1985 Velma Ave., Columbus, Ohio 43211. Ohio Historic Inventory Form BEL 513-8 for 4735 Guernsey Street. Prepared by Mary Ann Peters.

e. National Register Nomination Form

State Historic Preservation Office, Ohio Historic Center, 1985 Velma Ave., Columbus, Ohio 43211. Nomination form prepared by David Simmons and James Addington.

f. Survey Report

Report prepared for the Ohio Department of Transportation "An Architectural and Historical Survey, Study, State Route 7, Bellaire, Ohio." Prepared by Bel-O-Mar Regional Council and Instate Planning Commission, Bellaire, Ohio, 1976. (Typewritten). On file at Bureau of Environmental Services, Ohio Department of Transportation, 25 S. Front Street, Columbus, Ohio.

2. Secondary and published sources:

a. Books

Atlas of Belmont County, Ohio. Philadelphia. H. C. Mead and Company, 1888.

Caldwell, J. A. History of Belmont and Jefferson Counties, Ohio. Wheeling, West Virginia: The Historical Publishing Company, 1880.

Howe, Henry. Historical Collections of Ohio. 2 vols. Cincinnati: C. J. Krehbiel and Company, 1908.

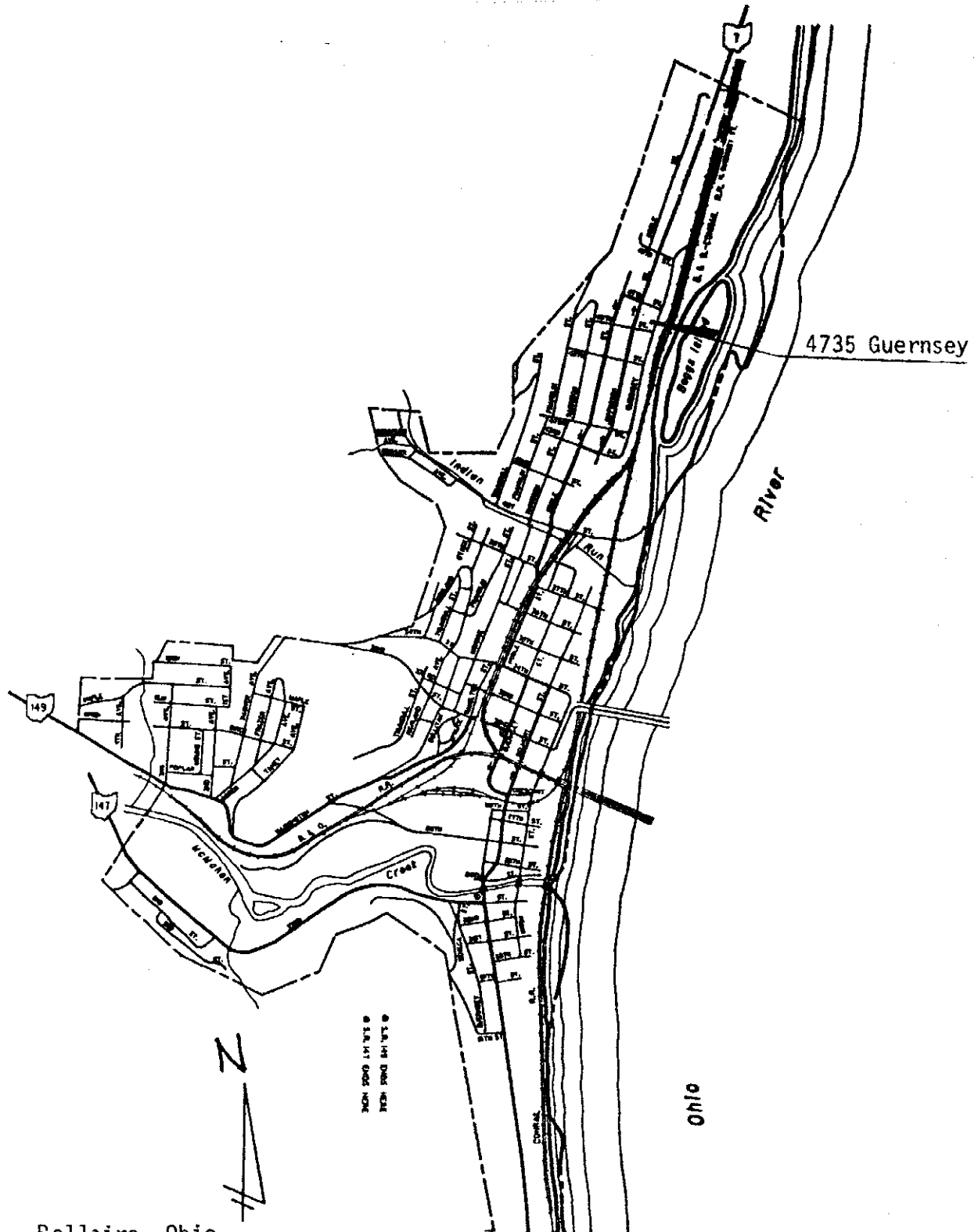
McKelvey, A. T., ed. 1903 Centennial History of Belmont County, Ohio and Representative Citizens. Chicago: Biographical Publishing Company 1903; reprint ed., Knightstown, Ind.: Bookmark, 1977.

- E. Likely sources not yet investigated. Additional information is available in the Archives Library at the Ohio Historical Center, 1985 Velma Ave., Columbus, Ohio. Information includes census records, newspapers, and local histories, for Belmont County.

#### PART IV: PROJECT INFORMATION

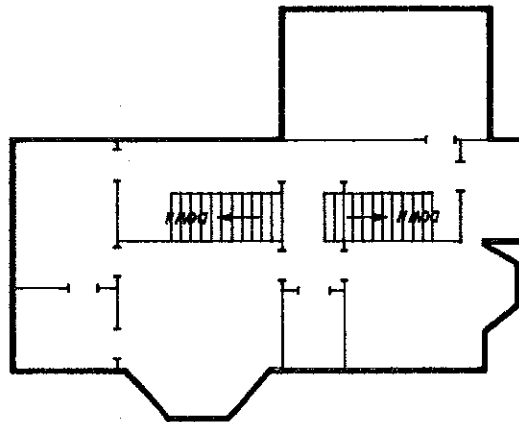
The Federal Highway Administration proposes to widen a 3.4 mile segment of SR 7 through the City of Bellaire (BEL-7-14.32, Federal Project No. F-1()). This two-lane segment represents a bottleneck in the approximate 60 mile length of SR 7 which has previously been improved to a four-lane highway. The problems associated with traversing an urban area with a freeway are further complicated in this area by the narrow confines of the Ohio River Valley, with the Ohio River on the east and the steeply rising hills on the west. Other historic buildings in the area are situated such that minor alterations in alignment to save one particular building would create involvement with one or more other historic buildings. Minor variations in the alignment were investigated in an attempt to avoid as many of the historic buildings as possible. The optimum variation would save The Guernsey Street Historic Grouping but would cost an additional \$1,600,000 and would cause the taking of 34 additional residences. This alignment change would also cause this grouping to be isolated in a small area between freeway and railroad facility and lead to further neglect.

Prepared by: Karen K. Young  
Title: Staff Historian  
Affiliation: Ohio Department of Transportation  
Date: August 1988

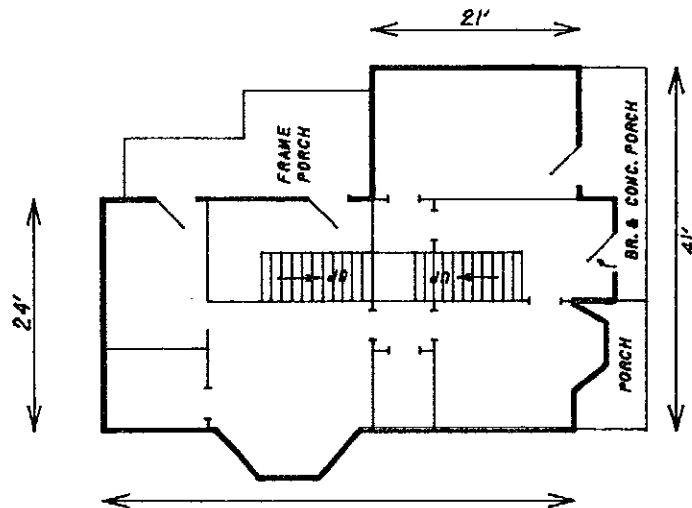


Bellaire, Ohio

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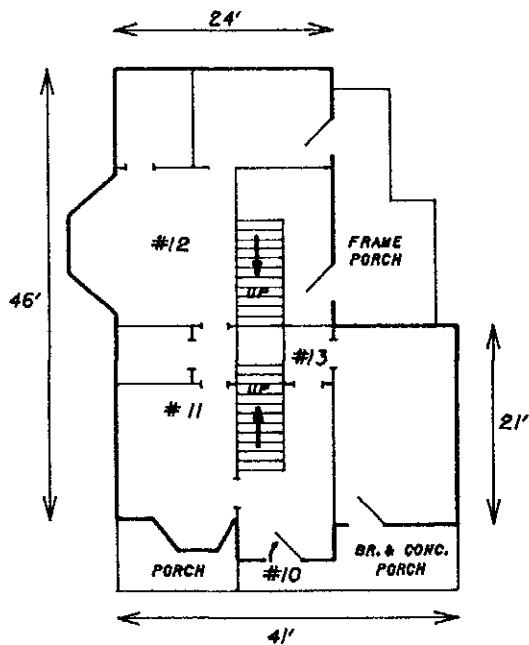
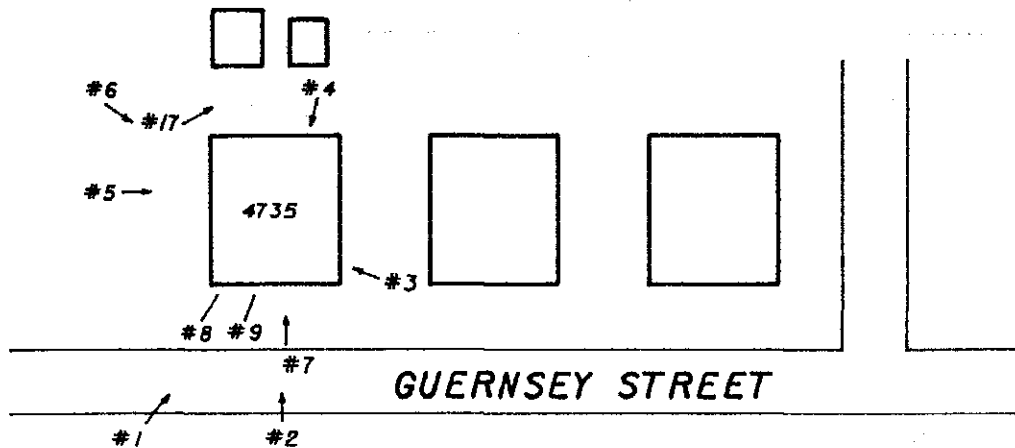


SECOND FLOOR

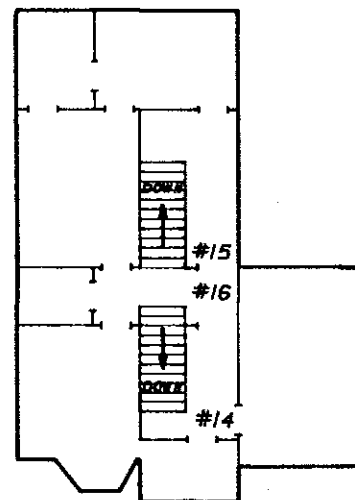


FIRST FLOOR

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FIRST FLOOR



SECOND FLOOR



